

44-314

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, ERVIN R. BICKFORD, of Benton, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **BARD E. RICHARDSON**, of Auburn, County of Androscoggin, and State of Maine, whose address is 65 Gamage Avenue, Auburn, Maine 04210

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **BARD E. RICHARDSON**, his heirs and assigns, forever,

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in **Waterville**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning on the easterly side of Water Street at the southwesterly corner of land now or formerly owned by the Lockwood Company; thence easterly along the southerly line of land of said Lockwood Company to an iron pin in the westerly line of said Lockwood Company; thence southerly along the said westerly line of land of said Lockwood Company seventy-eight (78) feet to an iron pin; thence westerly in a straight line to an iron pin in the easterly line of said Water Street; thence northerly along the easterly line of said Water Street seventy-eight (78) feet to the point of beginning.

This conveyance is made subject, however, to an easement to Central Maine Power Company described in the Kennebec Registry of Deeds, Book 1433, Page 653 and a second easement to Waterville-Fairfield and Oakland Railway described in said Registry, Book 737, Page 289 to which reference may be had for a more particular description.

Being the same premises conveyed to the herein Grantor by Warranty Deed of Jacqueline M. Grenier dated November 10, 1982 and recorded in the Kennebec Registry of Deeds at Book 2521, Page 328.

IN WITNESS WHEREOF, I, the said **ERVIN R. BICKFORD**, have hereunto set my hand and seal this 4 day of May, 2005.

Signed, Sealed and Delivered
in the presence of:

Witness

Ervin R. Bickford
ERVIN R. BICKFORD

TRANSFER
TAX
PAID

② JED

Received Kennebec SS.
05/04/2005 12:27PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

44-314

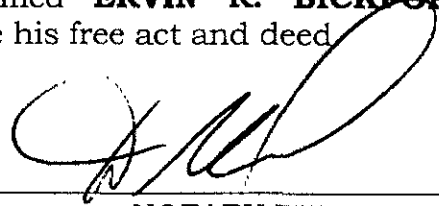
ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

May 4, 2005

Personally appeared the above named **ERVIN R. BICKFORD** and
acknowledged the foregoing instrument to be his free act and deed

Before me,



NOTARY PUBLIC
DANIEL J. DUBORD
NOTARY PUBLIC - MAINE
MY COMMISSION EXP. 09/29/2005

(print name)

SEAL